024.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,900 / 793,900
					USE VALUE:	793,900 / 793,900
					ASSESSED:	793,900 / 793,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELLIS JOHN R
Owner 2:	BADAWY MERAN A
Owner 3:	
Street 1:	59 TEEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARANOV ELENA -
Owner 2:	-
Street 1:	59 TEEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,375 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 1828 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5375.000	328,600	300	465,000	793,900
Total Card	0.123	328,600	300	465,000	793,900
Total Parcel	0.123	328,600	300	465,000	793,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.30 | /Parcel: 434.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 15959
GIS Ref:
GIS Ref:
Insp Date: 07/22/17

!1981!

PREVIOUS ASSESSMENT

Parcel ID: 024.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,800	300	5,375.	465,000	794,100	794,100	Year End Roll	12/18/2019
2019	101	FV	250,000	300	5,375.	494,100	744,400	744,400	Year End Roll	1/3/2019
2018	101	FV	250,000	300	5,375.	360,400	610,700	610,700	Year End Roll	12/20/2017
2017	101	FV	248,600	0	5,375.	313,900	562,500	562,500	Year End Roll	1/3/2017
2016	101	FV	248,600	0	5,375.	267,400	516,000	516,000	Year End	1/4/2016
2015	101	FV	242,500	0	5,375.	261,600	504,100	504,100	Year End Roll	12/11/2014
2014	101	FV	242,500	0	5,375.	215,100	457,600	457,600	Year End Roll	12/16/2013
2013	101	FV	221,400	0	5,375.	204,600	426,000	426,000		12/13/2012

PRINT

Date	Time
12/10/20	17:30:36

LAST REV

Date	Time
08/23/17	10:25:21
apro	
1981	

USER DEFINED

Prior Id # 1:	15959
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARANOV ELENA	51609-310		8/25/2008		437,000	No	No		
BEAUDOIN DORIS	31767-485		8/30/2000		285,000	No	No	4	
BEAUDOIN DORIS	28026-121		12/30/1997	Family		No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/19/2016	66	Solar Pa	5,688					
9/17/2012	1172	Demoliti	8,000	C				
8/6/2012	973	Addition	164,950					
6/10/2003	436	Re-Roof	7,000					
2/12/2001	66	Alterati	34,850	C				REMODEL KIT/BATH/I

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	HS	Hanne S
7/11/2013	Measured	JBS	JOHN S
4/11/2013	Info Fm Prmt	EMK	Ellen K
2/2/2009	Meas/Inspect	294	PATRIOT
12/14/2000	MLS	MM	Mary M
11/15/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	256	PATRIOT
8/11/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

Total AC/HA: 0.12339 | Total SF/SM: 5375 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 465,002 | Spl Credit | Total: 465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	2 - Gravty H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22439814
Const Adj.:	0.97010303
Adj $ / SQ:	148.474
Other Features:	84019
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403726
Depreciation:	75093
Depreciated Total:	328633

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

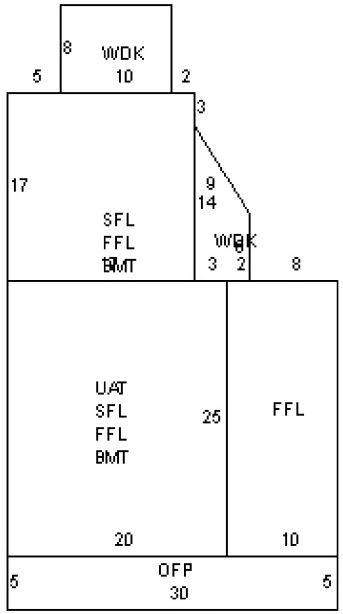
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.47
Special Features:	0	Val/Su Net:	108.74
Final Total:	328600	Val/Su SzAd	179.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,039	148.470	154,265
BMT	Basement	789	44.540	35,144
SFL	Second Floor	789	148.470	117,146
OFP	Open Porch	150	26.680	4,002
WDK	Deck	130	13.280	1,727
UAT	Upper Attic	125	59.390	7,424

Net Sketched Area:	3,022			Total:	319,708
Size Ad	1828	Gross Are	3397	FinArea	1828

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X10	A	AV	2010	6.00	T	7.2	101			300			300
2	Frame Shed	D	Y	1	8X12	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300